

U.S. EQUIVALENT COORDINATE TABLE			METRIC COORDINATE TABLE		
No.	NORTH	EAST	No.	NORTH	EAST
70	558300.9804	1390239.6049	70	170170.496	423745.922
93	558512.0259	1390094.6133	93	170234.823	423701.729
106	558413.1223	1389511.782	106	170204.677	423524.081
114	558124.9707	1389745.1367	114	170116.849	423595.208
115	558139.9784	1389761.011	115	170121.423	423600.043
211	558526.9927	1390090.5669	211	170239.305	423700.495
210	558513.2324	1390100.1719	210	170235.191	423703.423
310	557693.0459	1390139.4424	310	170116.849	423595.208
329	557822.7332	1390258.9248	329	170121.423	423600.043
330	557935.2788	1390156.1816	330	170239.305	423700.495
420	558116.3228	1390366.6828	420	170235.191	423703.423

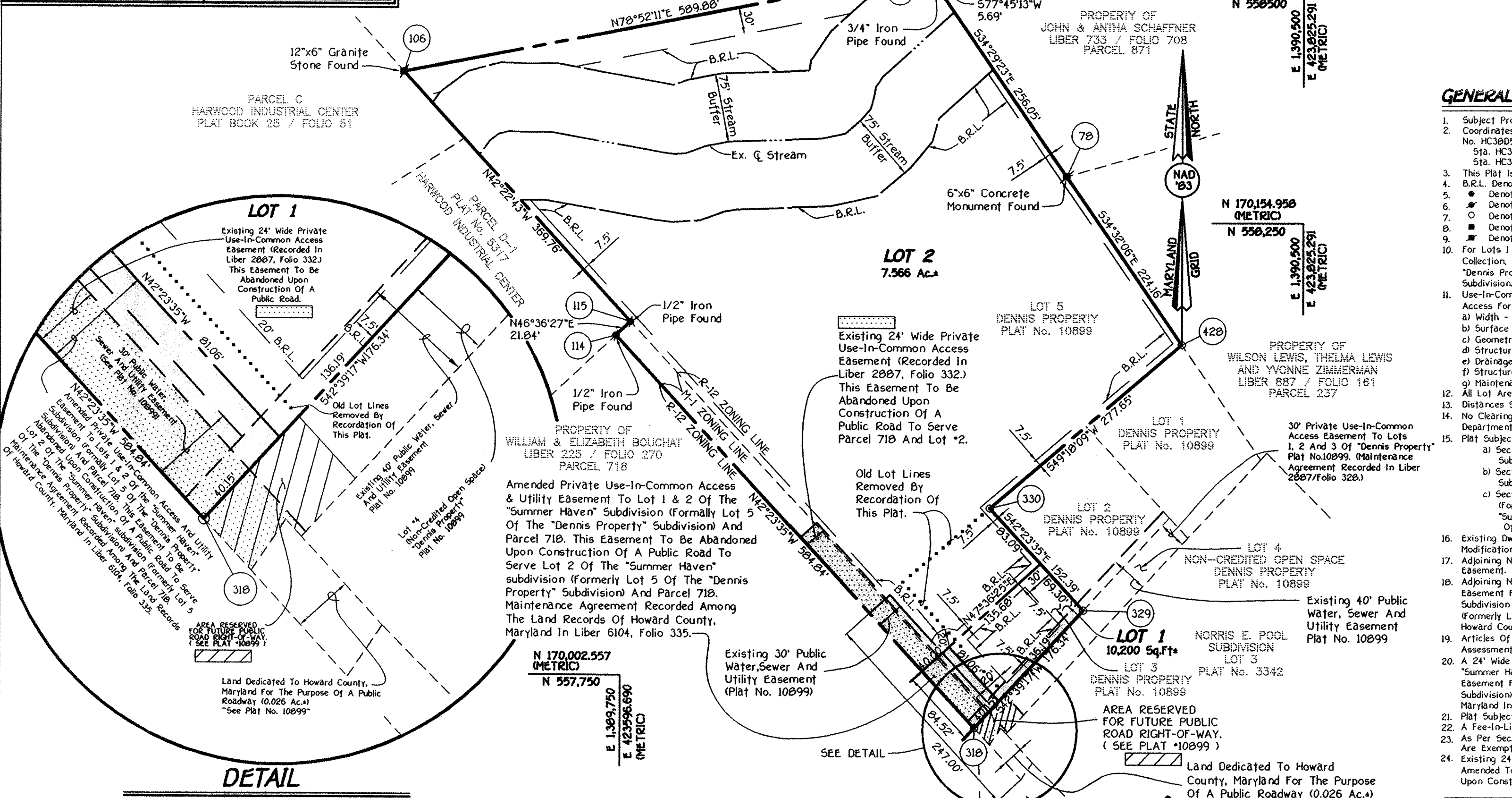
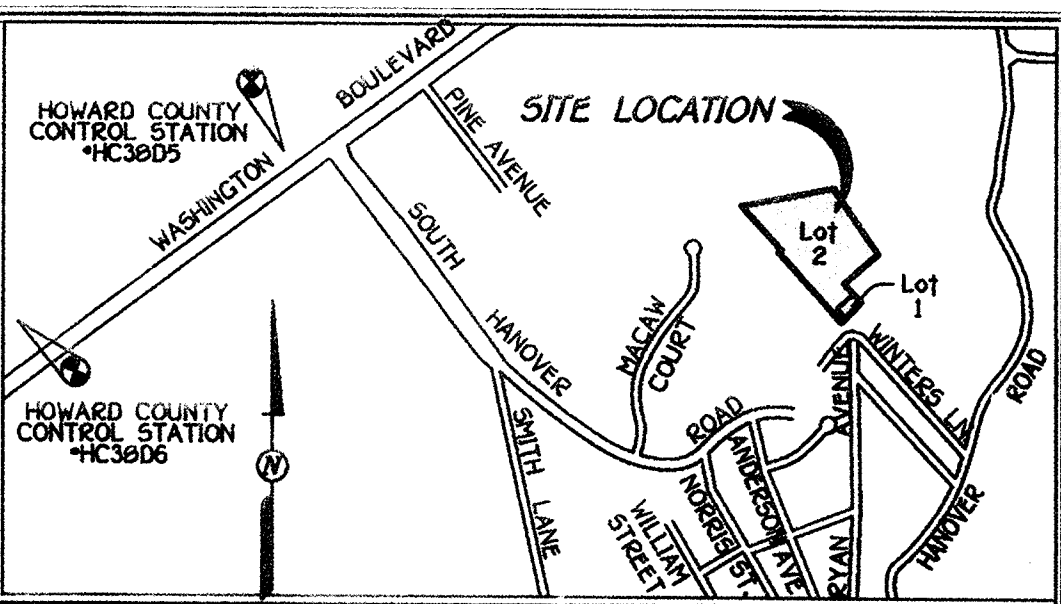
MINIMUM LOT SIZE CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
2	7.566 AC.*	0.076 AC.*	7.490 AC.*	7.490 AC.*

This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 7-08-1993, ON WHICH DATE DEVELOPER AGREEMENT 14-3260-D WAS FILED AND ACCEPTED.

The Requirement of § 3-10B, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of The Plat And The Setting Of Markers Have Been Complied With.

James L. Newburn May 22, 2002
James L. Newburn, Owner Date

Terrell A. Fisher 5/26/02
Terrell A. Fisher, Surveyor Date



GENERAL NOTES:

- Subject Property Zoned R-12 And M-1 Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. HC3805 And No. HC3806.
 - Sta. HC3805 N 558378.578 E 1386527.302
 - Sta. HC3806 N 557155.445 E 1384992.392
- This Plat Is Based On The Plat Meridian Of A Plat Entitled "Dennis Property - Lots 1 Thru 5, Plat No. 10099.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Lots 1 And 2 Of The "Dennis Property" Subdivision And Lots 1 And 2 Of The "Summer Haven" Subdivision, Refuse Collection, Snow Removal And Road Maintenance Are To Be Provided At The Junction Of Open Space Lot 4 The "Dennis Property" Subdivision And The Public Road R/W And Not Onto Open Space Lot 4 Of The "Dennis Property" Subdivision.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - a) Width - 12 Feet (4 Feet Serving More Than One Residence);
 - b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
 - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - f) Structure Clearances - Minimum 12 Feet;
 - g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Or Howard County, Maryland.
- Plat Subject To WP-92-191 Which On August 27, 1992 The Planning Director Granted Approval To Waive The Following:
 - a) Section 16.115.5.5 To Allow A Use In Common Non Credited Open Space Lot 4 Of The "Dennis Property" Subdivision To Exceed 200 Feet
 - b) Section 16.116(c)(6) To Waive Delineating The Wetlands And Their Buffers On Lot 2 Of The "Summer Haven" Subdivision (Formerly Lot 5 Of The "Dennis Property" Subdivision).
 - c) Section 16.116(b)(2) To Waive Delineating The Floodplain On Lot 2 Of The "Summer Haven" Subdivision (Formerly Lot 5 Of The "Dennis Property" Subdivision). Any Subsequent Resubdivision Of Lot 2 Of The "Summer Haven" Subdivision (Formerly Lot 5 Of The "Dennis Property" Subdivision) Will Require The Submission Of A Complete Floodplain Analysis.
- Existing Dwelling Unit And Structure On Lot 2 Of The "Summer Haven" Subdivision To Remain. No New Additions Or Modifications Shall Extend Beyond The Building Restriction Line.
- Adjoining Non-Credited Open Space Lot 4 Of The "Dennis Property" Subdivision Is A Public Water, Sewer And Utility Easement.
- Adjoining Non-Credited Open Space Lot 4 Of The "Dennis Property" Subdivision Is A Private Use-In-Common Access Easement For The Benefit Of Lots 1 And 2 Of The "Dennis Property" Subdivision, Lot 1 Of The "Summer Haven" (Formerly Lot 5 Of The "Dennis Property" Subdivision) Subdivision, And Lot 2 Of The "Summer Haven" Subdivision (Formerly Lot 5 Of The "Dennis Property" Subdivision). Maintenance Agreement Recorded Among The Land Records Of Howard County, Maryland In Liber 2887 At Folio 328.
- Articles Of Incorporation Of Homeowners' Association Recorded With The State Department Of Taxation And Assessment With Account No. D3676053, Approved June 14, 1993.
- A 24' Wide Access Easement Shown On Open Space Lot 4 Of The "Dennis Property" Subdivision And Lot 2 Of The "Summer Haven" Subdivision (Formerly Lot 5 Of The "Dennis Property" Subdivision) Is A Private Use-In-Common Access Easement For The Benefit Of Lot 2 Of The "Summer Haven" Subdivision (Formerly Lot 5 Of The "Dennis Property" Subdivision) And Adjoining Parcel 718. Maintenance Agreement Recorded Among The Land Records Of Howard County, Maryland In Liber 2887 At Folio 332.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. F-93-83 And WP-92-191.
- A Fee-In-Lieu For Open Space For Lot #1 Was Paid For Under F-93-83.
- As Per Section 16.1202 (b)(1)(vii) Of The Howard County Code, Resubdivisions That Do Not Create Additional Lots, Are Exempt From Forest Conservation.
- Existing 24' wide Private Use-In-Common Access Easement (Recorded In Liber 2887, Folio 332) To Be Amended To Include Lot 1 And Lot 2 Of Summer Haven And Parcel 718. This Easement Is To Be Abandoned Upon Construction Of A Public Road.

TOTAL SHEET AREA TABULATION

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	7.800 AC.*
Total Area Of Open Space Lots To Be Recorded	0.000 AC.*
Total Area Of Lots To Be Recorded	7.800 AC.*
Total Area Of Roadway To Be Recorded	0.000 AC.*
Total Area To Be Recorded	7.800 AC.*

RESERVATION OF PUBLIC UTILITY EASEMENTS

*Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities, Located In, On, Over, And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Denny Bortone 6-10-02
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Mark Gobel 6/6/02
Chief, Development Engineering Division Date

Joseph R. Smith 6/12/02
Director Date

OWNER'S CERTIFICATE

I, James L. Newburn, Owner Of The Property Shown And Described Hereon, Herby Adopts This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 21st Day Of May, 2002.

James L. Newburn
James L. Newburn

Mark Gobel
Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Chesapeake Custom Builders, Inc. To James L. Newburn By Deed Dated August 9, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5618 At Folio 571; And (2) All Of Deed Of Dissolution Of Limited Liability Company Between JRD, LC And James L. Newburn By Deed Dated May 5, 1998 And Recorded Among The Aforesaid Land Records In Liber 4292 At Folio 517, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 5/26/02
Terrell A. Fisher, Surveyor No. 10692 Date

RECORDED AS PLAT No. 15439 ON 6-17-02
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUMMER HAVEN
Lots 1 And 2
(A Resubdivision Of Lots 3 And 5, Dennis Property - Lots 1 - 5, Plat No. 10099)

Zoned: R-12 And M-1

Tax Map No.: 3B Part of Parcel 233 Grid: 14
First Election District Howard County, Maryland

Scale: 1" = 100'
Date: May 20, 2002
Sheet 1 of 1
F01